134.0	0005	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,016,800 /	1,016,800
					USE VALUE:	1,016,800 /	1,016,800
					ASSESSED:	1,016,800 /	1,016,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAURIA EILEEN R & JAMES P/ TRS	
Owner 2:	LAURIA FAMILY INVESTMENT TRUST	
Owner 3:		
Street 1:	3 MENOTOMY ROCKS DRIVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LAURIA EILEEN R & JAMES P -
Owner 2:	-
Street 1:	3 MENOTOMY ROCKS DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1967, having primarily Vinyl Exterior and 2706 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8852.000	467,800	600	548,400	1,016,800
Total Card	0.203	467,800	600	548,400	1,016,800
Total Parcel	0.203	467,800	600	548,400	1,016,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.76 | /Parcel: 375.76

Legal Description

User Acct 86481

GIS Ref

GIS Ref

Insp Date 07/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 134.0-0005-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	467,800	600	8,852.	548,400	1,016,800		Year end	12/23/2021
2021	101	FV	454,700	600	8,852.	548,400	1,003,700		Year End Roll	12/10/2020
2020	101	FV	454,700	600	8,852.	548,400	1,003,700	1,003,700	Year End Roll	12/18/2019
2019	101	FV	333,900	600	8,852.	514,200	848,700	848,700	Year End Roll	1/3/2019
2018	101	FV	335,000	0	8,852.	425,000	760,000	760,000	Year End Roll	12/20/2017
2017	101	FV	335,000	0	8,852.	390,800	725,800	725,800	Year End Roll	1/3/2017
2016	101	FV	335,000	0	8,852.	356,500	691,500	691,500	Year End	1/4/2016
2015	101	FV	327,200	0	8,852.	349,600	676,800	676,800	Year End Roll	12/11/2014

!10470!

PRINT

Date	Time
12/30/21	10:45:50

LAST REV

Date	Time
05/06/21	10:09:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10470

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAURIA EILEEN R	77426-437	1	4/5/2021	Convenience	1	No	No		
LAURIA JAMES P/	28160-86		2/9/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	86481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2017	1153	Redo Kit	87,150	C				
10/11/2000	798	Redo Bat	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2018	Inspected	CC	Chris C
5/25/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	372	PATRIOT
11/1/2000	Meas/Inspect	201	PATRIOT
4/20/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
8/21/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8852		Sq. Ft.	Site		0	80.	0.77	9									548,449						548,400	

Total AC/HA:	0.20321	Total SF/SM:	8852	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	548,449	Spl Credit		Total:	548,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.11916888
Const Adj.:	1.00439954
Adj $ / SQ:	157.373
Other Features:	98949
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574737
Depreciation:	106901
Depreciated Total:	467836

COMMENTS

646-3048.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

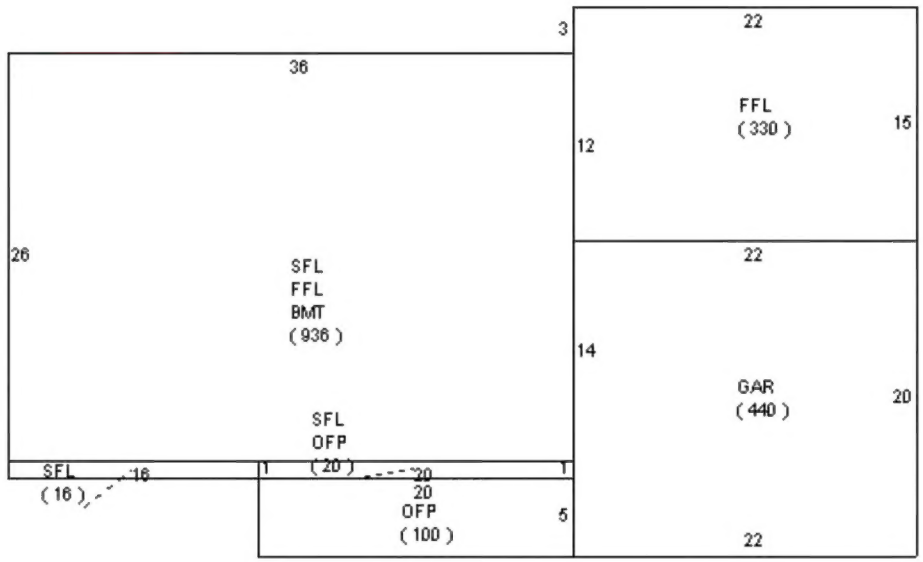
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.11
Special Features:	0	Val/Su Net:	125.28
Final Total:	467800	Val/Su SzAd	209.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	157.370	199,234
SFL	Second Floor	972	157.370	152,967
BMT	Basement	936	62.560	58,552
GAR	Garage	440	20.770	9,140
OFP	Open Porch	120	30.380	3,646

Net Sketched Area:	3,734			Total:	423,539
Size Ad	2238	Gross Area	3734	FinArea	2706

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0005-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600